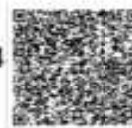




2026:PHHC:061324



116(11 cases) **IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

RFA-915-2013 (O&M)
Date of decision:-20.04.2026

Angrej Singh

....Appellant.

vs.

State of Punjab and another

....Respondents.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Pt. Hari Om Sharma, Advocate,
Ms. Kirandeep Kaur, Advocate for
Mr. Rajesh Girdhar, Advocate,
for the appellant(s) (in their respective appeals).

Mr. Gunjan Mehta, Addl. A.G., Punjab.

HARKESH MANUJA J. (Oral)

1. Vide this common judgment, a batch of total 11 connected Regular First Appeals are being decided as all have arisen out of the same award. The details of the connected cases are mentioned in the footnote of the judgment.

1.2 For convenience, the facts are being taken from **RFA-915-2013 (O&M)**.

2. By way of present appeal(s), challenge has been laid to an award dated 28.03.2012 passed by the learned Additional District Judge, Sri Muktsar Sahib (for short, ***“the Reference Court”***), whereby, reference petition(s) preferred at the instance of appellant(s)-landowner(s) invoking Section 18 of the Land Acquisition Act, 1894 (for brevity, ***“1894 Act”***),



were dismissed *qua* some of the landowners whereas being partly allowed in favour of the remaining landowners.

3. Brief facts of the case are that some land owned by the landowner(s), situated in the revenue estate of Village Lal Bai, (the then Tehsil Gidderbaha), District Sri Muktsar Sahib, was acquired vide notifications both dated 31.08.2007, issued under Sections 4 & 6 respectively, of the 1894 Act, for the public purpose, namely, for “*construction of Lal Bai Link drain*”. The Land Acquisition Collector (*hereinafter referred to as “LAC”*) vide award dated 05.06.2009, assessed the market value of the acquired land @ Rs.3 lakhs per acre besides all other statutory benefits under the 1894 Act.

4. Dissatisfied with the award passed by the Land Acquisition Collector, the appellant(s)-landowner(s) filed separate reference petition(s) under Section 18 of the 1894 Act and the learned Reference Court vide decision dated 28.03.2012, dismissed the claim *qua* some of the landowners whereas enhanced the market value of the acquired land @ Rs.6 lacs per acre for the remaining landowners along with granting all other statutory benefits under the 1894 Act.

5. Aggrieved of the aforesaid award passed by the learned Reference Court, the appellant(s)-landowner(s) preferred the appeals, details whereof are mentioned in the footnote of this judgment.

6. I have heard learned counsel for the parties and gone through the paper book.

7. A perusal of record shows that in the present case the acquisition was carried out for the public purpose namely, “*for construction of Lal Bai*



Link drain”. For the said purpose, the land forming part of two revenue estates of Villages namely, Lal Bai & Abul Khurana, the then Tehsil Gidderbaha, District Sri Muktsar Sahib, was acquired vide notification dated 31.08.2007 issued under Section 4 read with Section 17(4) of the 1894 Act, followed by an award dated 05.06.2009 passed by the LAC under Section 11 of the 1894 Act and the market value was assessed @ Rs.3 lakh per acre for the revenue estate of village Lal Bai, whereas, a sum of Rs.6 lakhs per acre was assessed for the revenue estate of Village Abul Khurana.

7.1. On the record, it was established through the deposition of RW-1, namely, Mr. Rupinder Singh, SDO Drainage Construction Division, Gidderbaha that the acquired land forming part of revenue estate of village Lal Bai was located on the Abul Khurna-Lal Bai, *pucca* road. This fact was further corroborated by the site plan (Ex.P-2) proved/produced on record by the appellant(s)-landowner(s). As such, in view of the finding that the land parcels forming part of the two revenue estates of villages Lal Bai and Abul Khurana possessed similar locational and potential advantage, the learned Reference Court re-assessed the market value of the acquired land forming part of revenue estate of village Lal Bai at par with what was awarded for the land forming part of village Abul Khurana, i.e. @ Rs.6 lakhs per acre. No other substantial material has been brought on record so as to substantiate the claim towards further enhancement of market value of the acquired land.

8. In view of the discussion made herein above, the findings recorded by the learned Reference Court being based on proper appreciation of the pleadings and the evidence available on record, thus, calls for no



*RFA-915-2013 (O&M) and
other connected cases*

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interference. Consequently, the appeals filed at the instance of appellant(s)-landowner(s) are hereby dismissed.

9. Further, in case of unfortunate demise of any of the landowners, if the legal heir(s)-legal representative(s) have not been brought on record, they shall be entitled for filing exemption applications in their own names being legal heirs or legal representatives of the deceased-landowners; subject of course to any testamentary document created by the deceased.

10. Pending application, if any, also stands disposed of.

20.04.2026
sonika

(HARKESH MANUJA)
JUDGE

Whether speaking/reasoned:
Whether reportable:

Yes/No
Yes/ No

Sr. No.	Case No.
1.	RFA-916-2013 (O&M)
2.	RFA-917-2013 (O&M)
3.	RFA-918-2013 (O&M)
4.	RFA-919-2013 (O&M)
5.	RFA-920-2013 (O&M)
6.	RFA-921-2013 (O&M)
7.	RFA-922-2013 (O&M)
8.	RFA-923-2013 (O&M)
9.	RFA-924-2013 (O&M)
10.	RFA-2095-2014 (O&M)

20.04.2026
sonika

(HARKESH MANUJA)
JUDGE